

**City of Concord, New Hampshire
Architectural Design Review Committee
August 9, 2011**

The Architectural Design Review Committee (ADRC) held its regular monthly meeting on Tuesday, August 9, 2011, in the Second Floor Conference Room in City Hall at 8:30 a.m.

Present at the meeting were Jennifer Czysz and Duene Cowan, (who arrived at 9:00 a.m.). Mr. Henninger, Ms. Hebert, and Ms. Muir of the City Planning Division were also present, as was Craig Walker, Zoning Officer.

The ADRC met in order to review the proposed design of certain sites, building, building alterations, and signs that are on the Planning Board's regular agenda for August 17, 2011, and which are subject to the provisions of the City of Concord's Zoning Ordinance in respect to architectural design review.

Agenda Items

- **Custom Kups for one hanging sign at 132 ½ North Main Street.**

Mr. Henninger stated that the application was for one hanging sign at 132 ½ North Main Street.

Tabatha Tobey from Custom Kups was present on behalf of the applicant to answer questions from the ADRC.

The ADRC found the proposed sign to be appropriate for the location and use and recommended approval as submitted.

- **Subway for one affixed sign at Walmart at 344 Loudon Road.**

Mr. Walker explained that the application did not stipulate the location of the sign, nor did the applicant pay the required fee to the Code Division. Therefore, this application would not be heard by the ADRC at this time.

- **Weight Watchers for one affixed sign and one hanging sign at 108 Fort Eddy Road.**

Mr. Henninger reported that the application was for one affixed sign and one hanging sign at 108 Fort Eddy Road. He stated that the larger sign would be located on the building façade, and the smaller sign would hang under the canopy.

There was no one present on behalf of the applicant.

The ADRC found the proposed signage to be appropriate for the location and use and recommended approval as submitted.

- **Building plans and signage for renovations at Applebee's at 260 Loudon Road (2011-0036)**

Mr. Henninger explained that the applicant requested that consideration of the application be postponed until the September 13, 2011, ADRC meeting.

- **Site and building plans for Bindery Redevelopment, LLC, at 43 & 45 South Main Street (2011-0034)**

Mr. Henninger stated that the applicant requested that consideration of the application be postponed until the September 13, 2011, ADRC meeting.

- **Revised site plan and new building plans for Concord Nissan (Dave's Auto Body) at 175 Manchester Street. (2010-0048)**

Mr. Henninger reported that the applicant is proposing to retain a portion of an existing building on-site as a stand alone auto body shop consisting of four repair bays and a paint booth. The dealership was approved for a two-phase construction plan with the final phase predicated on the realignment of Airport Road with Integra Drive. The portion of the existing building and a small addition will contain a total of 2,582 square feet. The intent is to reface the exterior to match the new dealership.

Jason Hill from Holden Engineering and Architect Jason LaCombe were present on behalf of the applicant.

Mr. Hill stated that City staff had requested that a portion of the site be reconfigured to add parking spaces. The original site design would have blocked some of the drainage and storm water; therefore they redesigned the site to add five compact spaces. The applicant is also proposing to paint the island in order to define the traffic area. Mr. Henninger suggested that end islands be curbed and landscaped to replace the landscape island which was deleted from the plans. Mr. Cowan suggested shifting the parking spaces against the building. Mr. Hill stated that there is a doorway on the building in that location. Mr. Cowan noted that there is enough room for both the parking next to the building and pedestrian access to the doors. Mr. Henninger reported that the flow of traffic from the service bay is from staff and not visitors.

Mr. LaCombe stated that the applicant wishes to save the building, build an addition, and match the color and texture of the exterior to the new dealership. The addition would be used for bathrooms and utility space. He has reworked the design elevations and will present them at the September 13, 2011, ADRC meeting. Mr. LaCombe stated he would bring samples to the meeting as well.

The ADRC found the design of the site and landscape plan to be acceptable with the recommendation that the proposed parking bay to the west of the new building be reversed, and landscape islands be added on both sides of the bay.

The ADRC also recommends the architectural design review component related to building and signage be tabled until the September Planning Board meeting to allow the applicant to complete their revisions and the ADRC to review the proposed elevations.

- **Building plans and replacement freestanding sign for David and Deborah Newell on behalf of Dr. Serdar Ayah at 125 Fisherville Road (2011-0027)**

Mr. Henninger reported that last month the Planning Board conditionally approved the site plan for the property at 125 Fisherville Road, allowing the conversion of the property to a small sit-down restaurant. Also last month, the ADRC suggested the applicant apply for a Conditional Use Permit to eliminate a parking space in front of the building; this application will come before the Planning Board next week.

Mr. Henninger explained that the applicants were before the ADRC for recommendations for the exterior elevations and signs and that a Conditional Use Permit had been requested to alleviate the space in front of the building.

The applicants, David and Deborah Newell and Doug Proctor from Warrenstreet Architects were present to answer questions from the ADRC.

The ADRC found the exterior elevations and the freestanding sign to be acceptable and that an additional sign could be added to the front elevation of the building. The ADRC recommended approval as submitted.

- **Building plans for a façade renovation for Rite Aid Pharmacy in Fort Eddy Plaza at 24 Fort Eddy Road (2011-0035)**

Mr. Henninger stated that the façade renovation to the Rite Aid Pharmacy was the last storefront within the Fort Eddy Plaza to be renovated, and that the proposed renovations are consistent with those of the other stores in the plaza.

Edward Delaney from Bruce Ronayne Hamilton Architects was present to on behalf of the applicant.

Mr. Delaney stated that the existing sign would be removed while the façade was being fixed and then re-hung.

The ADRC found the proposed façade renovations to be appropriate for the location and use and recommended approval as submitted.

- **Preliminary consultation for signage at 49 South Main Street (2009-0034).**

Mr. Henninger stated that the applicant requested that consideration of this item be postponed until the September 13, 2011, ADRC meeting.

There was no further business to come before the Committee, and the meeting adjourned at 9:50 a.m.

Respectfully submitted,

Stephen L. Henninger
Assistant City Planner

SLH / djm